

# NATIONAL COVID-19 MEMORIAL SERVICE

JANUARY 19, 2021

Mayor Lori E. Lightfoot and the City of Chicago, in partnership with the incoming Biden-Harris Administration, invite everyone in Chicago to take part in the National COVID-19 Memorial Service to remember the lives lost to COVID-19.

On Tuesday, January 19, at 6:00 p.m. CST, residents and businesses across Chicago are asked to turn off their lights and electronics, step outside their home or workplace, and light a candle in a moment of silence for those who have lost their lives to COVID-19. Following 10 minutes of reflection, everyone will turn the lights back on at 6:10 p.m. CST to symbolize moving from darkness to light.

“The past 12 months have been difficult for all of us, impacting us in ways past crises never have, sometimes with tragic consequences,” said Mayor Lightfoot. “Yet, for all we have lost, we must also remember what we have gained – a deeper resilience and understanding of the extraordinary bonds that hold us together as a city and a nation. It is this light that will continue to guide us out of the darkness we have experienced and into the brilliant recovery that will be sure to come once we put this terrible pandemic behind us.”

**Austin RFP Community Presentations to kickoff at 6:10pm**

# AUSTIN ISW RFP COMMUNITY PRESENTATION – PART I

JANUARY 19, 2021

# Agenda

**1 Welcome & Overview (6:00 – 6:10)**

**2 Quick Recap (6:10 – 6:20)**

**3 Respondent Team #1 (6:20 – 6:50)**

Video Presentation (8 min) | Q&A (22 min)

**4 Respondent Team #2 (6:50 – 7:20)**

Video Presentation (8 min) | Q&A (22 min)

**5 Respondent Team #3 (7:20 – 7:50)**

Video Presentation (8 min) | Q&A (22 min)

**6 Next Steps (7:50 – 8:00)**

## Austin ISW RFP Community Presentation

January 19, 2021

# Welcome!

Thank you for joining us as we continue the **Laramie State Bank Request for Proposals (RFP)** process.

The Laramie State Bank RFP, which **saves and reactivates a local landmark**, is a key element of the **INVEST South/West initiative** – a groundbreaking effort to coordinate investment on the City’s South and West Sides.

The City needs your feedback on the proposals you’ll see today to **help us advance to selecting a winning entry**.



City of Chicago  
Lori E. Lightfoot, Mayor

Request for Proposals  
**Laramie State Bank**



Department of Planning and Development  
Maurice D. Cox, Commissioner  
City Hall Room 1000  
121 N. LaSalle St.  
Chicago, IL 60602

September 11, 2020

## Austin ISW RFP Community Presentation

January 19, 2021

# What we hope to accomplish today

**1**

Meet Respondent Teams

**2**

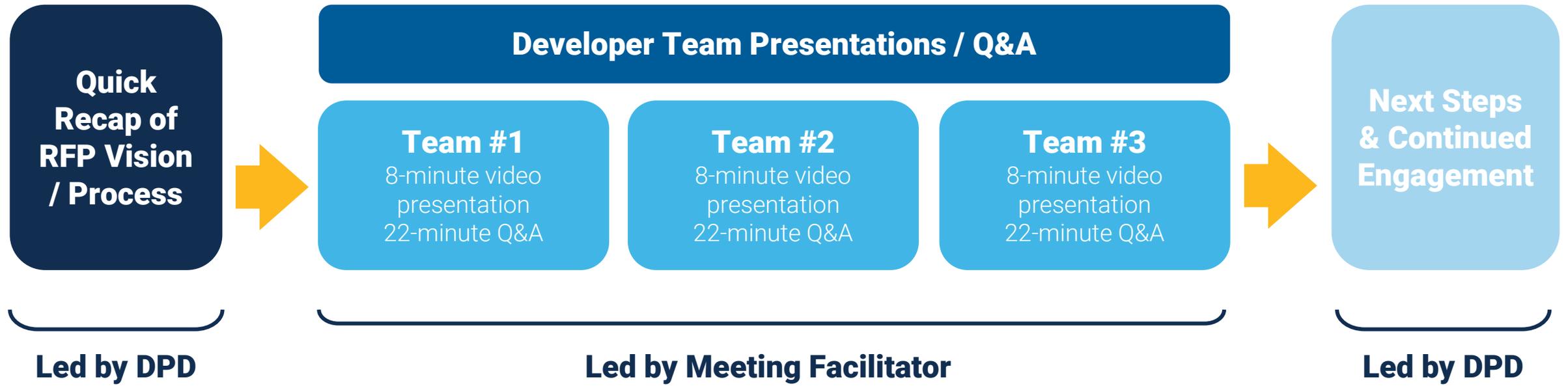
Learn About Proposals

**3**

Ask Questions & Provide Feedback



# Today's Process



# RFP RECAP

## Austin ISW RFP Community Presentation

January 19, 2021

# RFP Timeline



## Austin ISW RFP Community Presentation

January 19, 2021

# Laramie State Bank Development Site



Existing



RFP Vision

# Respondent Teams

Tuesday, Jan 19 | 6:00-8:15pm

Introduction, Community  
Feedback & Evaluation Process

Holsten  
Development &  
New Moms



548  
Development



Evergreen  
Development &  
Imagine Group



Wednesday, Jan 20 | 6:00-8:15pm



Heartland  
Housing & Oak  
Park Regional  
Housing



Brinshore  
Development  
& West Side  
Health Authority



Jupiter  
Development  
& Sumac  
Architecture



Rankins Group &  
Structure Group

# What to keep in mind



**1. Overall impression of each proposal**

**2. What excites you? What concerns you?**

**3. Community Wealth Building**

Involvement of minority-owned team members

Promotion of local business development

Local hiring for quality jobs

Prior West Side experience

**4. Competence and Appropriateness**

Uses and spaces

Reflective of community priorities

High-quality design

Development / design team experience and abilities

# How today's feedback will be incorporated

## 1 Comment Synthesis

DPD will synthesize today's comments / questions and issue a report of findings to the RFP Evaluation Committee and the Roundtable

## 2 Online Survey

An online survey soliciting more detailed opinions on the presentations will be made available at the end of this meeting. The survey will remain open until January 27th. The findings of this survey will also be issued to the Evaluation Committee and the Roundtable.

## 3 Iterative Evaluation

Based on community feedback, internal review, & financial feasibility, a tiered list of finalists will be sent to the Roundtable for discussion in February

## 4 Selection & Negotiation

Once a team is selected, DPD will refer to feedback from these sessions and future engagement opportunities to advance negotiations and amend the winning proposal

# DEVELOPER TEAM PRESENTATIONS

**Austin ISW RFP Community Presentation**

January 19, 2021

# About the Facilitator – Claudette Baker



- Advisor to foundations and nonprofits delivering training and providing technical assistance to organizations and their leaders through a racial equity lens
- Skilled facilitator in group process and has experience working with the public sector and a range of organizations including grassroots and community-based organizations, and faith-based institutions
- Career has spanned the for-profit, government and nonprofit sectors for more than 40 years

# Community Agreements



1. Please **mute** yourself during the presentation(s) and when you are not speaking
2. Please state your name when speaking
3. Please use the **Zoom Q&A function** for any questions outside the designated Q&A period with developers
4. When responding verbally, **raise your hand**; respect the stack and then step up and step back
5. All questions and ideas are valid
6. Respond with respect

# HOLSTEN DEVELOPMENT NEW MOMS

**Austin ISW RFP Community Presentation**

January 19, 2021

# Holsten & New Moms



# 548 DEVELOPMENT

# 548 Development



# IMAGINE GROUP EVERGREEN DEVELOPMENT

**Austin ISW RFP Community Presentation**

January 19, 2021

# Evergreen & Imagine



# NEXT STEPS

## Austin ISW RFP Community Presentation

January 19, 2021

# Next Steps

- 1** DPD will synthesize today's comments & online survey responses, and incorporate into review process
- 2** Based on community feedback, internal review, & financial feasibility, a tiered list of results will be sent to the Roundtable for final feedback in February
- 3** Once final materials have been reviewed, a winning team will be selected and announced
- 4** Continued negotiation / proposal refinement will be advanced with additional opportunities for engagement

# Online Survey



## Austin RFP Survey - Day 1 (Jan 19, 2021)

Please provide your feedback on the proposals presented at the January 19th Austin ISW Roundtable (Holsten + New Moms, 548 Development, Imagine + Evergreen). Please see the Day 2 survey for material presented on January 20th.

\* Required

1

What is your name? \*

Enter your answer

2

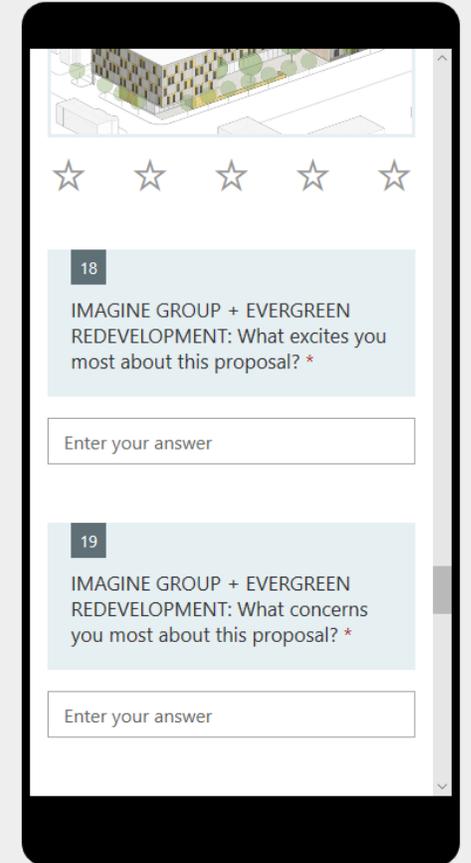
What is your email address? \*

Enter your answer

3

Are you an Austin resident? \*

4



## Austin ISW RFP Community Presentation

January 19, 2021

# HOLSTEN DEVELOPMENT & NEW MOMS PROPOSAL

**Austin ISW RFP Community Presentation**

January 19, 2021

# Holsten & New Moms

- **Development Team**
  - Holsten Development
  - New Moms, Inc
- **Design Team**
  - Landon Bone Baker – Arch.
  - Moody Nolan (MBE) – Arch.
  - Civic Projects (MWBE)
- **Construction Team**
  - UJAMAA Construction (MBE)



# Holsten & New Moms

- **Community Partners**

- New Moms, Inc
- Access Community Health
- GoGrocer
- Sonrisa Dental
- MATTER
- Tye Moores
- Chicago Mobile Makers



# Holsten & New Moms

## Proposed Uses

- Access Health clinic: 16,000 sf
  - (bsmt, 1st, & 2nd floor of bank bldg)
- Business Incubator: 5,900 sf
  - (3rd floor of bank bldg)
- Retail Grocer: 3,000 sf
- Dental Clinic: 2,000 sf
- Plaza Space: 5,000 sf



Ground Floor / Site Plan

SCALE: 1" = 20'

New Construction: 25,002 SF (including lower and upper level parking structure)  
Rehab: 7,338 SF

Total New Construction: 97,316 SF (including parking)  
Total Rehab: 22,431 SF (including basement)  
Total Area: 119,747 SF  
Number of Parking Spaces: 50



# Holsten & New Moms



# Holsten & New Moms



# Holsten & New Moms



# SOUL CITY STEAM CENTER (548 DEVELOPMENT)

# 548 Development

- **Development Team**
  - 548 Development
- **Design Team**
  - LSE Architects (MBE) – Arch.
  - TnS Studios (MWBE) – Arch.
- **Construction Team**
  - Milhouse Engineering (MBE)
  - Engage Civil (MBE)



# 548 Development

- **Community Partners**
  - Majani Vegan
  - Turkey Chop
  - Bikettle Spin Studio
  - Viola Brands
  - QUE4 Radio
  - West Town Bikes
  - Chicago Human Rhythm Project



# 548 Development

## Proposed Uses

- Commercial spaces with black-owned local businesses: Majani Vegan, Turkey Chop, Bikettle spin studio, Viola Brands cannabis dispensary
- STEAM educational & technical training by QUE4, Chicago Human Rhythm Project, and West Town Bikes
- 6,100 sf community plaza



# 548 Development



# 548 Development



# EVERGREEN & IMAGINE PROPOSAL

**Austin ISW RFP Community Presentation**

January 19, 2021

# Evergreen & Imagine

- **Development Team**
  - Evergreen Redevelopment
  - Imagine Group (MBE)
- **Design Team**
  - John Ronan Architects
  - Nia Architects (MBE)
- **Construction Team**
  - GMA Construction (MBE)



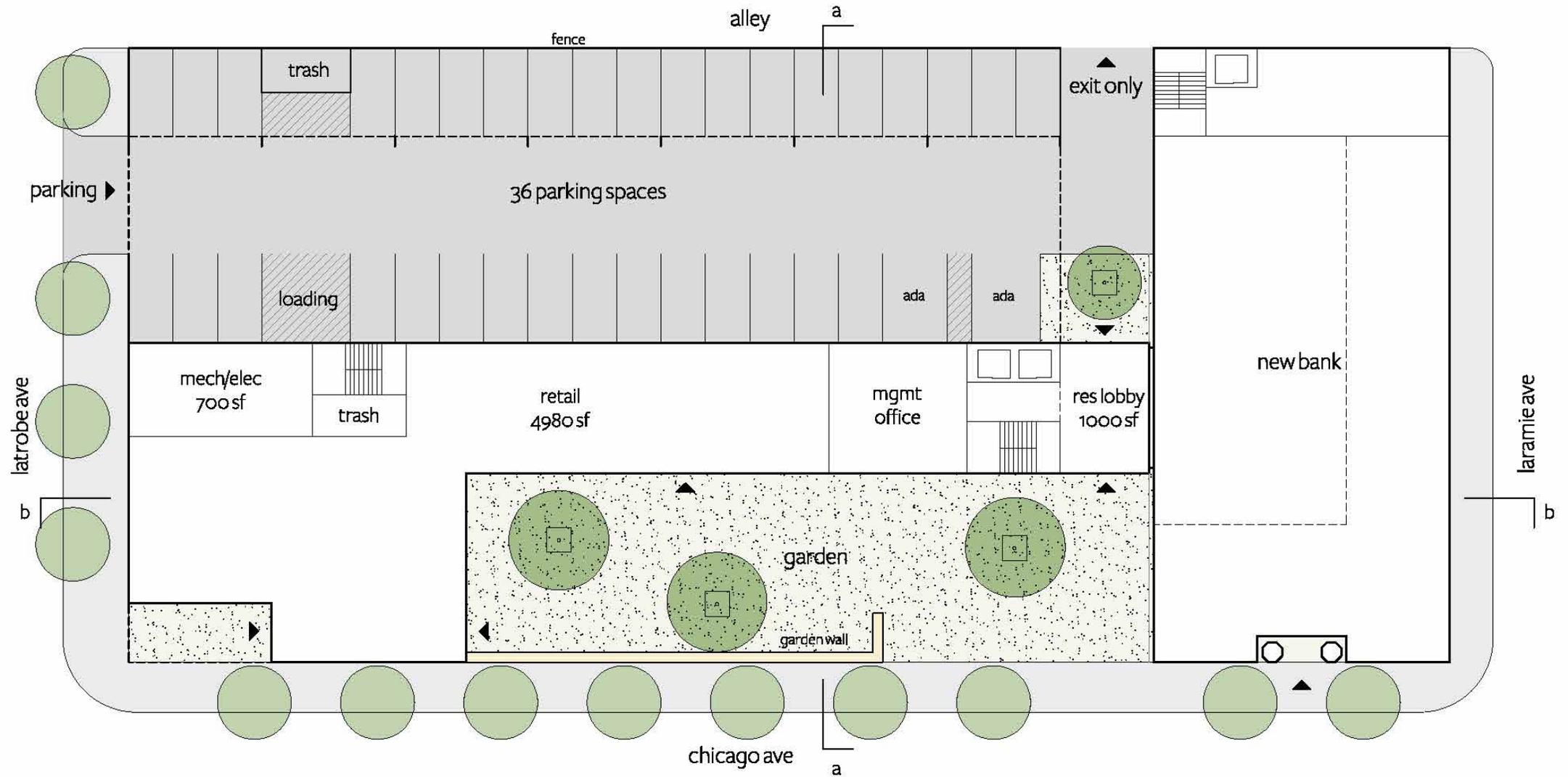
# Evergreen & Imagine

- **Proposed Uses**

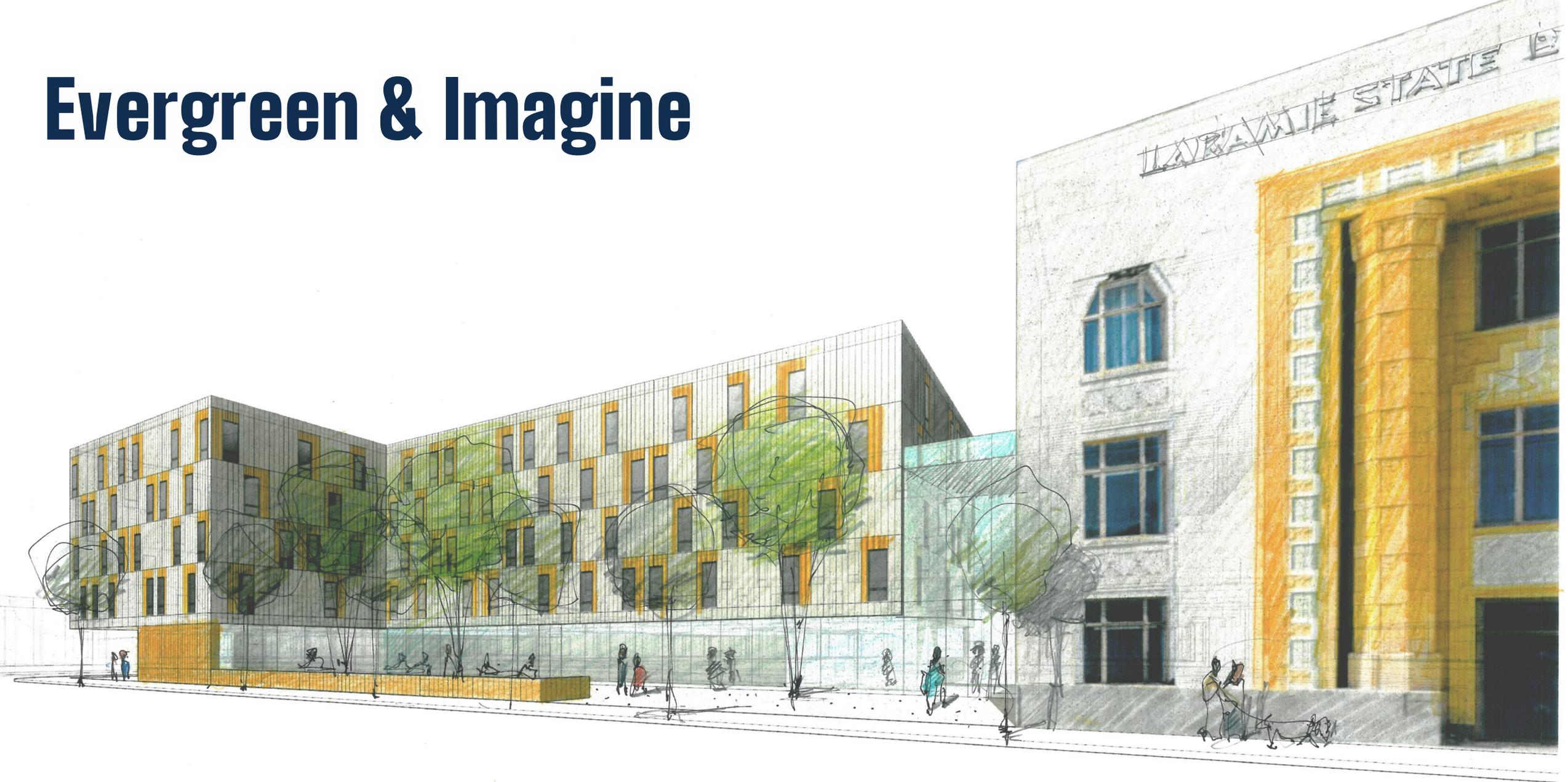
- Attract bank or community financial institution to rehabbed bank building
- Community garden & plaza space
- Mixed-income housing
- New retail tenant on western edge of site



# Evergreen & Imagine



# Evergreen & Imagine



# Evergreen & Imagine



# **AUSTIN UNITED ALLIANCE (HEARTLAND & OAK PARK REGIONAL)**

**Austin ISW RFP Community Presentation**

January 19, 2021

# Austin United Alliance

- **Development Team**
  - Heartland Housing Alliance
  - Oak Park Regional Housing Center
- **Design Team**
  - Valerio Dewalt Train - Architecture
  - Latent Design (MWBE) - Architecture
  - Bauer Latoza (MBE) – Historic Pres.
- **Construction Team**
  - BOWA Construction (MBE)
  - Rubinos Mesia (MBE)
  - Engage Civil (MBE)
  - Primera (WBE)



# Austin United Alliance

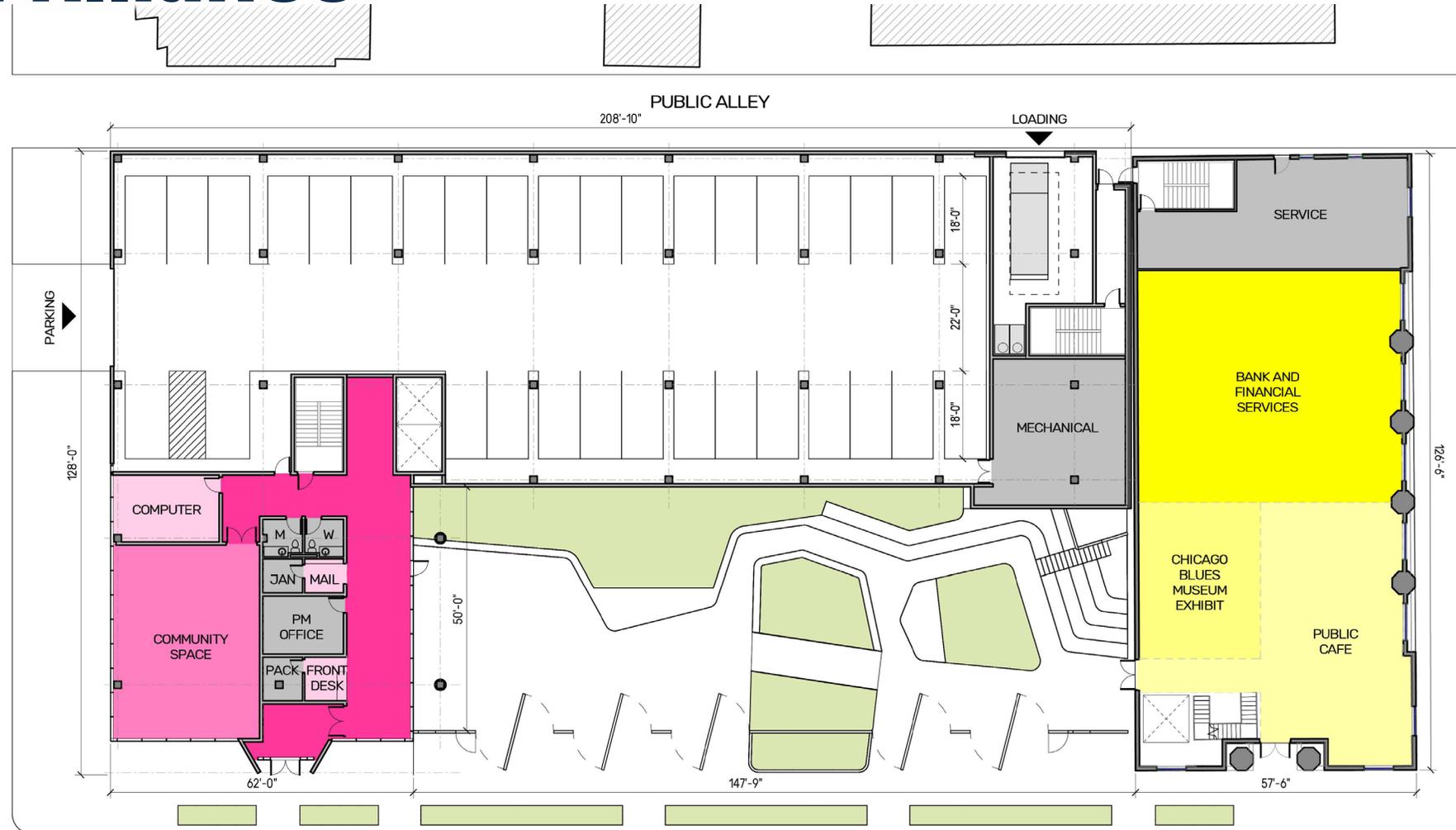
- **Community Partners**
  - Chicago Blues Museum
  - Root-Riot
  - Mocha24
  - Kaya Creative



# Austin United Alliance

- **Proposed Uses**

- Chicago Blues Museum
- New bank branch within rehabbed bank building
- New cafe Mocha24 by Austin native
- Incubator & community coworking space
- Public plaza with rain garden & green roof deck
- “Community space” public multipurpose room



# Austin United Alliance



# Austin United Alliance



# SOUL CITY CENTER (BRINSHORE & WEST SIDE HEALTH)

# Soul City Center

- **Development Team**
  - Brinshore Development
  - West Side Health Authority
- **Design Team**
  - Urban Works
  - Planning Resources
- **Construction Team**
  - to be determined



# Soul City Center

- **Community Partners**
  - West Side Health Authority & Partners



# Soul City Center

- **Proposed Uses**

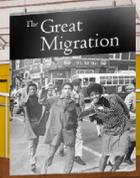
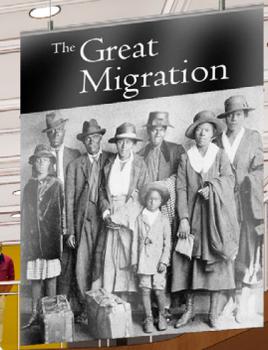
- Exhibit & educational spaces, arts venue and a community-run Soul Cafe
- A permanent Great Migration exhibit
- 8 permanent supportive housing units
- 10,000 sf public plaza
- 3,000 sf of retail in the new construction building



# Soul City Center



# Soul City Center



**CHICAGO DEFENDER**  
INTERACTIVE STATION

# SUMAC & JUPITER DEVELOPMENT

**Austin ISW RFP Community Presentation**

January 19, 2021

# Sumac Jupiter

- **Development Team**
  - Jupiter Development
  - Sumac Architecture
- **Design Team**
  - Sumac Architecture
- **Construction Team**
  - to be determined



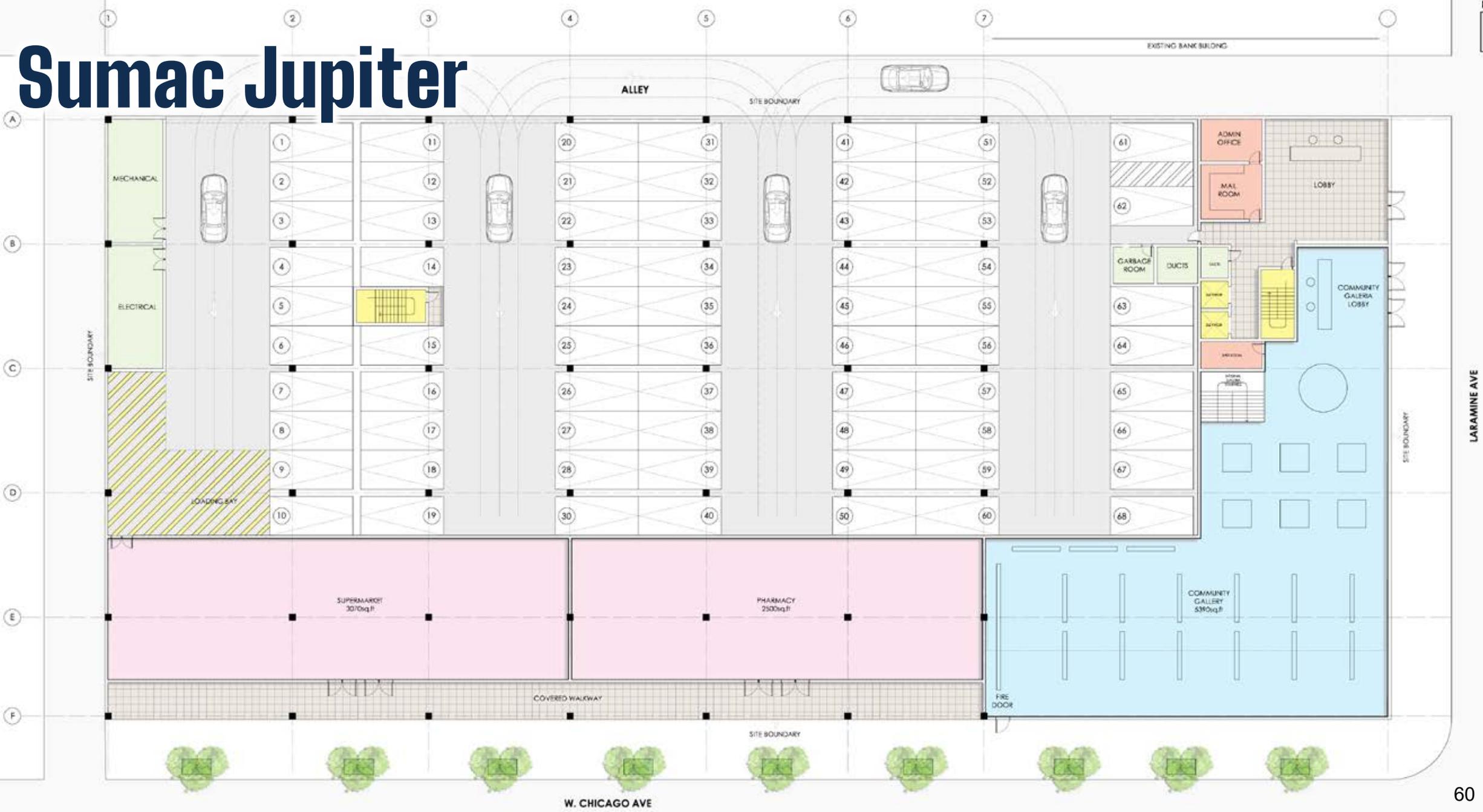
# Sumac Jupiter

- **Proposed Uses**

- 14,460 sf retail space (tenants will be identified)
- Community space or non-profit office space available within rehabbed bank building



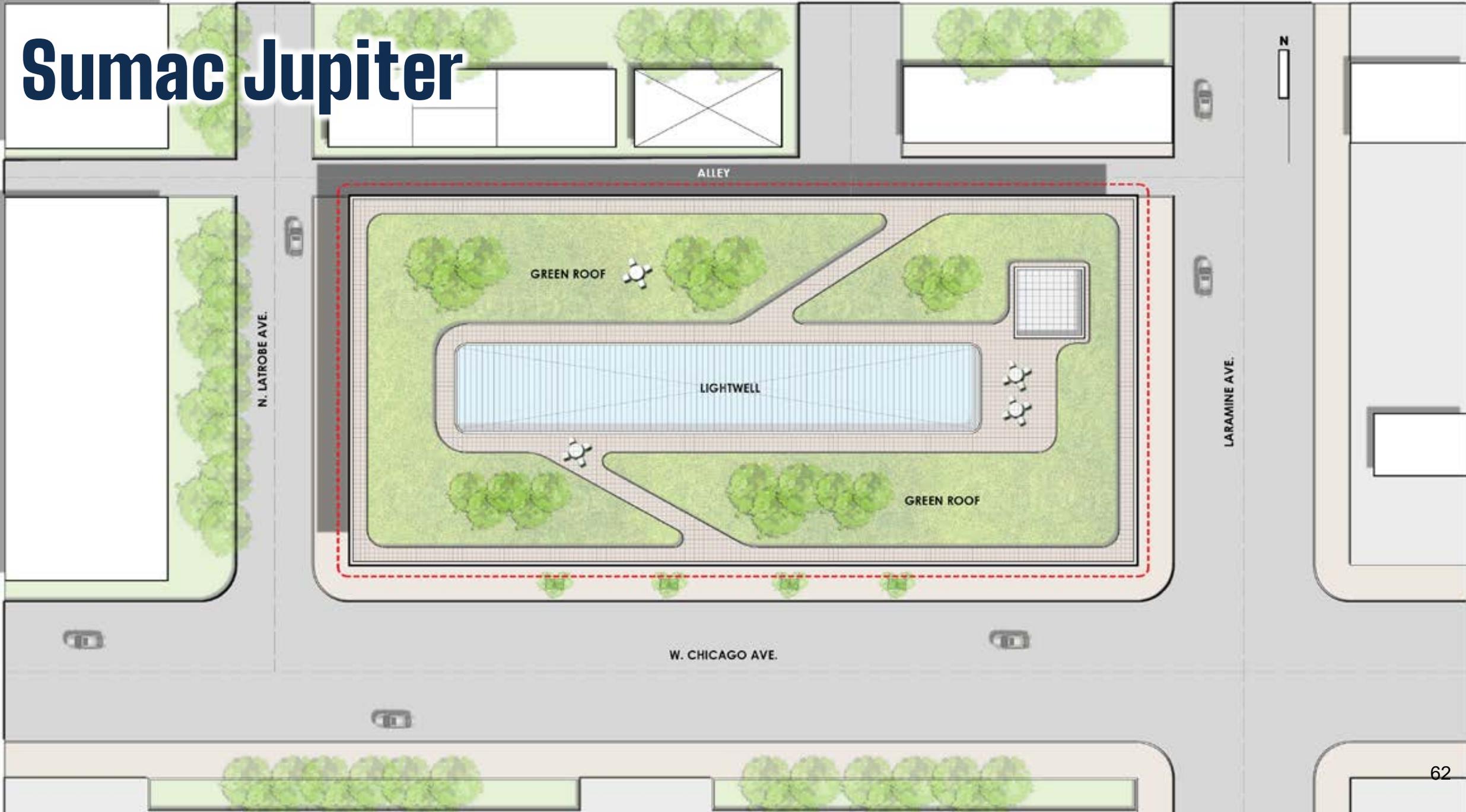
# Sumac Jupiter



# Sumac Jupiter



# Sumac Jupiter



# SOUL CITY CITIZENS PLAZA

**Austin ISW RFP Community Presentation**

January 19, 2021

# Soul City Citizens Plaza

- **Development Team**

- Rankins Group (MBE)
- Structure Group (MBE)
- Austin Community Family Center
- Inferfaith Housing Development Corp

- **Design Team**

- Carol Ross Barney Architects (WBE)

- **Construction Team**

- BOWA Construction (MBE)
- Bosa (MWBE)



# Soul City Citizens Plaza

- **Community Partners**

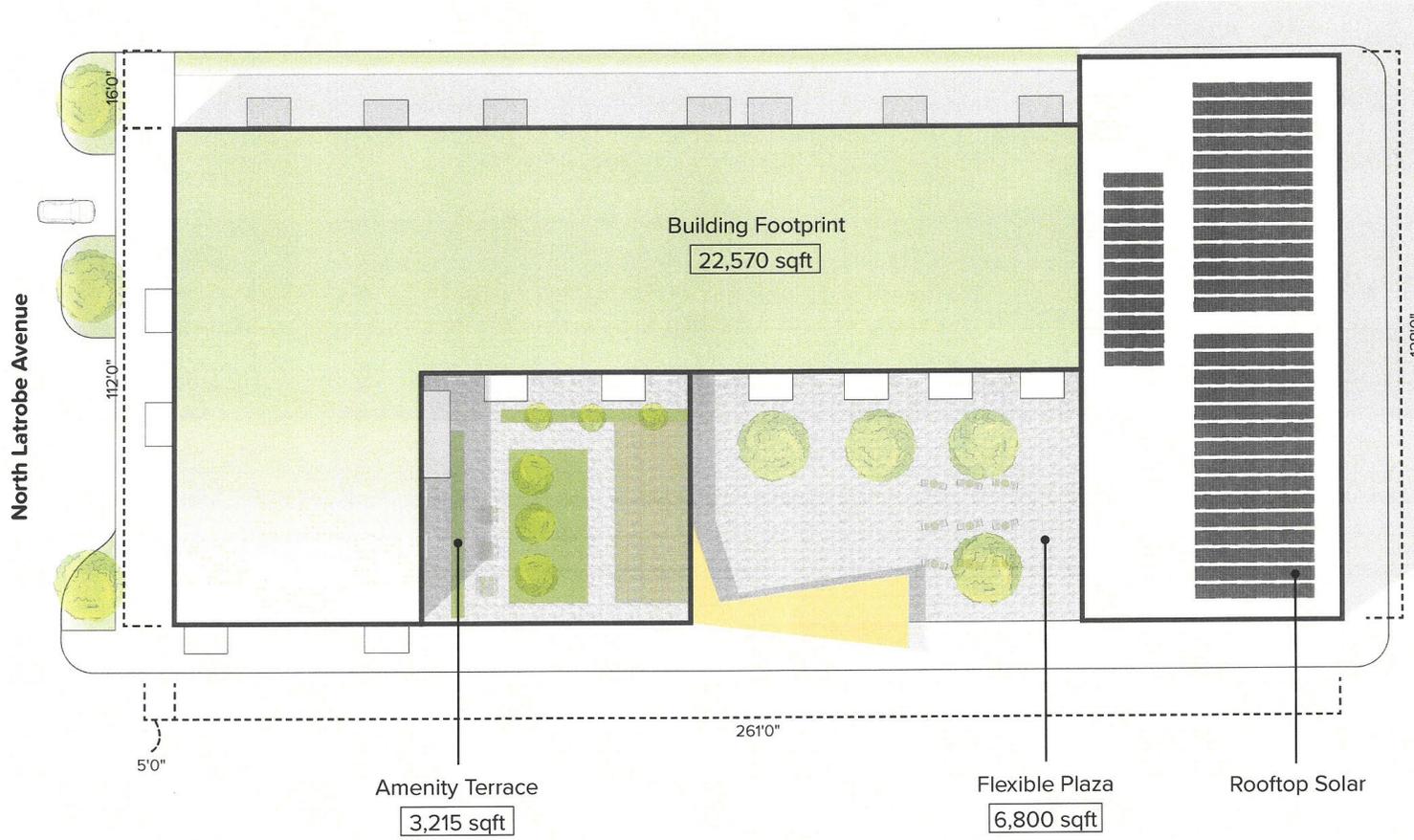
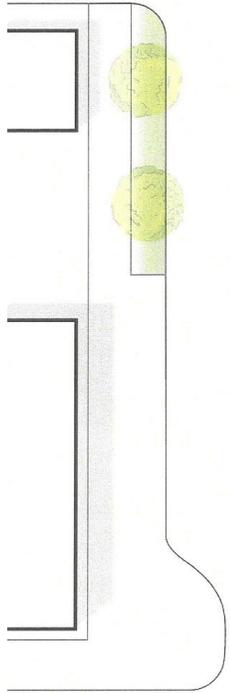
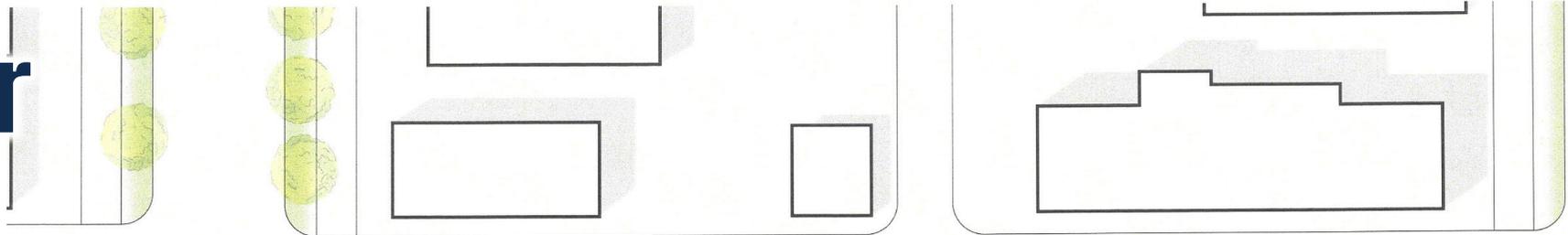
- Austin Community Family Center
- LIVE Cafe
- Front Porch Arts Center
- With An Eye PR



# Sumac Jupiter

- Proposed Uses**

- 2,500 sf LIVE Cafe & social incubator
- 7,000 sf business incubator on built-out 2nd floor of bank building
- New bank branch within rehabbed bank building
- National chain grocery & local pharmacy tenants (to be confirmed)



# Sumac Jupiter



# Sumac Jupiter

